



**City of Santa Clara
PLANNING COMMISSION
Wednesday,
April 28, 2010
7:00 P.M.
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050
REVISED AGENDA**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A) Withdrawals
- B) Continuances without a hearing
- C) Exceptions (requests for agenda items to be taken out of order)

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item #9. File No.(s):PLN2009-07840/CEQ2009-01091 Address: 1601 Agnew Road

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of April 14, 2010

*****END OF CONSENT CALENDAR*****

REZONING

9. File No.(s): **PLN2009-07840/CEQ2009-01091**
Address/APN: 1601 Agnew Road, a 2.33 acre parcel, located approximately 755 feet east from the intersection of Lafayette Street and Agnew Road. Property is zoned PD-MC (Planned Development Master Community) (APN: 097-08-050).
Applicant/Owner: Mike Sullivan, SCS Development Company/David Sylva, Santa Clara De Asis
Request: **Certify** Final Supplemental Environmental Impact Report and **Adopt** Statement of Overriding Consideration; **Adoption** of Mitigation Monitoring and Reporting Program; **Amendment to the Master Community Plan** for Rivermark Development by changing Planning Area #25 from Utilities to Medium Density (14-25 du/acre); **Approval of Development Area Plan**; and **Vesting Tentative Subdivision Map** to allow 50 attached townhouse condominium units on approximately 2.33 acres.
CEQA Determination: Supplemental Environmental Impact Report
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Recommend City Council approval, subject to conditions**

OTHER BUSINESS

10. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair O'Neill and Commissioner Champeny
 - Planning Commission Procedures
- iii. Commission Activities
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items

11. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting is scheduled for May 12, 2010, at 7:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

Approved: 
Carol Anne Painter
City Planner